

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 2**

Special Use Permit Case SUP 2019-13  
Lot 5, Block 6, North Hills Village.  
7520 NE Loop 820, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of C-2 Commercial. The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Site development standards.* Development of the property shall comply with the development standards of the C-2 Commercial zoning district and the standards described below.
1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
  2. Outdoor storage and display on the site must comply with Section 118-716 of the zoning ordinance and the standards described below.
    - a. The area used for outdoor display and storage must be located as shown on the site plan attached as Exhibit "C."
    - b. The area used for outdoor storage and display must not exceed one thousand nine hundred (1,900) square feet.
    - c. A maximum of twelve (12) trailers may be stored and displayed on the property. The trailers must be secured to bollards. The bollards must be painted to blend in with the color scheme of primary building.
    - d. A waiver of the masonry screening wall requirement is authorized as it applies to the outdoor storage and display area.
    - e. The outdoor storage or display of any other vehicles, inventory, merchandise, or equipment is prohibited.
  3. A six-foot masonry screening wall must be constructed adjacent to the loading dock, as shown on the site plan attached as Exhibit "C." The wall may be constructed as a traditional masonry wall or a pre-cast product.
  4. Landscaping must be installed as shown on the site plan attached as Exhibit "C" and the standards described below.
    - a. Hardscape elements must be installed in the landscape setback adjacent to the NE Loop 820 frontage road, as required by the Freeway Corridor Overlay and Section 114-72(k)(2) of the Code of Ordinances. This requirement applies to the frontage between City Point Drive and the westernmost drive approach.
    - b. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass
    - c. The landscaping must be installed prior to the issuance of a certificate of occupancy.

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- B. *Building design standards.* Building design and appearance must comply with the standards described below.
1. Any nonconforming wall packs on the rear of the building must be replaced with fixtures that comply with the requirements of Section 118-728 of the zoning ordinance.
  2. The floodlight must be removed from the light pole to the east of the building entrance.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the outdoor storage and display is still in operation at the time of expiration, the activity shall be considered a legal non-conforming activity and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.
- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.
- E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.